068.0	0002	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	701,900 / 701,900
					USE VALUE:	701,900 / 701,900
					ASSESSED:	701,900 / 701,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		GROVE ST PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MASUI KIYOSHI & MARGARET
Owner 2:	
Owner 3:	
Street 1:	15 GROVE ST PL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BLOCK JOSHUA B & CATHERINE R -
Owner 2:	-
Street 1:	15 GROVE ST PL
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,434 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Vinyl Exterior and 1444 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5434.000	289,400	4,400	408,100	701,900
Total Card	0.125	289,400	4,400	408,100	701,900
Total Parcel	0.125	289,400	4,400	408,100	701,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 486.01 | /Parcel: 486.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	43394
GIS Ref	
GIS Ref	
Insp Date	10/18/18

!5856!

PREVIOUS ASSESSMENT

Parcel ID: 068.0-0002-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	289,400	4400	5,434.	408,100	701,900	701,900	Year End Roll	12/18/2019
2019	101	FV	218,300	4400	5,434.	408,100	630,800	630,800	Year End Roll	1/3/2019
2018	101	FV	216,400	4400	5,434.	274,000	494,800	494,800	Year End Roll	12/20/2017
2017	101	FV	216,400	4400	5,434.	262,400	483,200	483,200	Year End Roll	1/3/2017
2016	101	FV	216,400	4400	5,434.	239,000	459,800	459,800	Year End	1/4/2016
2015	101	FV	204,000	4400	5,434.	192,400	400,800	400,800	Year End Roll	12/11/2014
2014	101	FV	204,000	4400	5,434.	172,000	380,400	380,400	Year End Roll	12/16/2013
2013	101	FV	204,000	4400	5,434.	163,200	371,600	371,600		12/13/2012

PRINT

Date	Time
12/10/20	20:41:22

LAST REV

Date	Time
03/10/20	10:21:02
danam	
5856	

USER DEFINED

Prior Id # 1:	43394
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLOCK JOSHUA B	71351-589	1	7/20/2018		770,000	No	No		
OBRIEN JOAN M/T	64209-423		9/10/2014	Estate/Div	453,500	No	No		
MC GURL JANICE	63781-464		6/20/2014	Convenience	99	No	No		
MC GURL JANICE	64209-423		9/20/2010		453,500	No	No		
	13144-629		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/4/2019	1956	Heat App	21,501	C				
4/30/2019	578	New Wind	12,000	C				
1/9/2019	40	Re-Roof	18,885	C				
11/28/2017	1585	Manual	200	C				
11/20/2017	1554	Redo Kit	36,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/10/2019	SQ Returned	JO	Jenny O
10/18/2018	Entry Denied	DGM	D Mann
10/11/2018	MEAS&NOTICE	BS	Barbara S
2/10/2009	Meas/Inspect	294	PATRIOT
4/20/2000	Inspected	270	PATRIOT
1/13/2000	Mailer Sent		
1/10/2000	Measured	277	PATRIOT
7/28/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5434		Sq. Ft.	Site		0	70.	1.07	11									408,114						408,100	

Total AC/HA: 0.12475 | Total SF/SM: 5434 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 408,114 | Spl Credit | Total: 408,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99396008
Adj $ / SQ:	174.440
Other Features:	71000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	355511
Depreciation:	66125
Depreciated Total:	289386

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

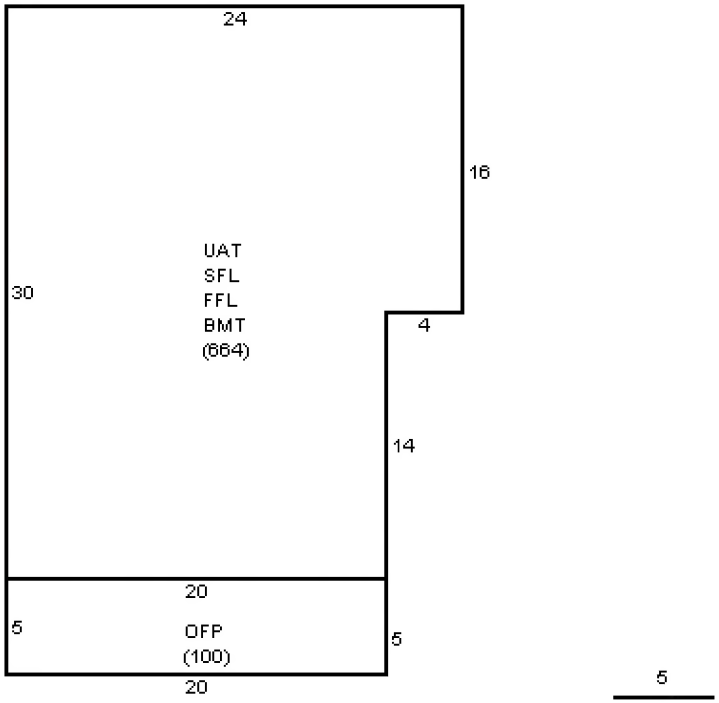
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	174.44
Special Features:	0	Val/Su Net:	128.17
Final Total:	289400	Val/Su SzAd	217.92

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	664	52.330	34,748
FFL	First Floor	664	174.440	115,828
SFL	Second Floor	664	174.440	115,828
UAT	Upper Attic	166	89.310	14,826
OFP	Open Porch	100	32.800	3,280

Net Sketched Area:	2,258			Total:	284,510
Size Ad	1328	Gross Are	2756	FinArea	1444

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	70	F	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

068.0-0002-0015.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	16X20	A	AV	1900	22.81	T	40	101			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400

IMAGE

AssessPro Patriot Properties, Inc